

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us



028163

March 29, 2002

Mr. Dennis Haney
Pioneer Endeavors
301 East Clark Avenue, Suite #700
Las Vegas, Nevada 89101

RE: ABEYANCE - Z-0100-64(180) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Haney:

Your request for a Site Development Plan Review FOR A PROPOSED 72,178 SQUARE FOOT FOUR-STORY RETAIL/OFFICE BUILDING, FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN LANDSCAPE REQUIREMENT, AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.56 acres adjacent to the southeast corner of Fourth Street and Clark Avenue (APN: 139-34-303-002), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese), was considered by the Planning Commission on March 28, 2002.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The service boxes located along the alley shall be screened with a decorative secured gate to screen them from views from adjacent buildings, streets and driveways as required by the Planning and Development Department.
4. The utility transmission lines in the alley adjacent to this property shall be relocated or buried.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro-Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



5. A final development agreement with the city of Las Vegas for sale of property and off-site parking shall be executed prior to issuance of building permits.
6. All landscaping shall be in irrigated ground, not pots around the perimeter of the building.
7. The façade along Fourth Street shall incorporate awnings or shade structures above the storefront glass.
8. 70 percent of the ground floor building walls shall be transparent glazing at retail areas.
9. The handicap parking spaces on the first floor shall be redesigned to conform to Federal handicap parking standards.
10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

17. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Public Works

18. Remove all substandard public street improvements and alley improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

21. Landscape and maintain all unimproved right-of-way on Fourth Street and Clark Avenue adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fourth Street and Clark Avenue public right-of-way adjacent to this site prior to occupancy of this site.

This item will be considered by the City Council on *May 1, 2002*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

cc: Mr. Thor Wynkoop, A.I.A
WA Designs Limited
2700 West Sahara Avenue, Suite #320
Las Vegas, Nevada 89102